

Memo

To: City Council
From: Barbara B. Matthews, City Manager
Date: November 28, 2005
Re: Community Plaza Level—Contract with TRG Construction

By passage of Ordinance 2005-26, the City Council authorized the execution of a contract with TRG Construction, Inc. for the second phase of the Community Center project. This phase, commonly referred to as the Community Plaza Level, involves the renovation of the portion of the Municipal Building formerly occupied by City staff. Upon completion, the main level of the expanded Municipal Building will house a dance room, a teen room, a game room, an additional meeting room, and the Recreation Department offices.

The scope of work authorized by Ordinance 2005-26 included the connection of certain PVC leader connections along the library walkway to the exterior of the flood wall in an amount not to exceed \$37,491. The amount of this item was still under discussion at the time of the execution of the contract between the City and TRG Construction, Inc. While the value of the item is reflected in the not-to-exceed base contract amount of \$944,761, the contract explicitly states that the site work would not proceed unless subsequently agreed to by both parties. On November 22, 2005, TRG Construction, Inc. submitted a revised cost of \$16,690 for the work; this price is currently under review by the project management team.

Change Order No. 1 to the City's contract with TRG Construction, Inc. will soon be executed. This change order is comprised of three components, which are described below:

- Contractor's bond and builder's risk insurance costs, which is a pass-through cost by contract (\$15,269.00)
- Compensation for delay in receiving Notice to Proceed (\$19,444.00)
- Additional work required to demo 4" concrete ceiling that was an unforeseen condition (\$6,112.00). As this was a critical path item, the contractor's request for a three-day time extension will be granted.

The aggregate cost of these items is \$40,821.00.

As TRG Construction, Inc. proceeded with demolition and framing work, the firm brought to the City's attention the numerous differences in wall types and coverings that will need to be merged with the new wall construction. During the progress meeting on November 21, 2005, the project management team and representatives of TRG Construction, Inc. walked through the construction area to review these differences and to discuss possible ways to achieve an integrated and quality look. By addressing these issues at the beginning of the project, the amount of foreseeable RFI's and change orders can be reduced, resulting in a more cost effective process for all parties. Additional information will be forthcoming in the near future.